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**CITY OF PORT LAVACA**

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**MEETING:** February 13, 2023

**DATE:** 02/07/2023

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**FROM:** DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** At the recommendation of the Planning Board, consider and discuss approval for a Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107. To be located at 312 West Live Oak Street.

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*G&W Engineers, Inc, on behalf of Calhoun County, is requesting this variance for the upcoming new combined dispatch building project. The requested variance is due to site constraints. The requested parking is a similar parking style of the buildings on the same block.*

## **Subdivision II. - Off-Street Parking**

### **Sec. 48-106. - Facility requirements.**

- (a) Location. The off-street parking facilities required by this division shall be located on the same lot or parcel of land as the building, use or structure to which they are an accessory. Street rights-of-way between the curb and property line shall not be used except for entrance or exit to driveways. In the event of particular difficulties in establishing the off-street parking facilities on the same parcel of land, the director of public works or the planning commission may permit such parking facilities on another lot or parcel of land, providing the straight-line distance between the two parcels shall not exceed 300 feet, and providing further, other safeguards to ensure permanent provisions of such facilities to the building, use or structure requiring same.

*The applicant is requesting to use a portion of the right-of-way on Live Oak Street to accommodate the required parking spaces for the proposed structure.*

## **Subdivision II. - Off-Street Parking**

### **Sec. 48-107. - Minimum standards.**

Minimum Standards for Off-Street Parking	
Type of Structure or Use	Number of Spaces
<i>Business, professional and governmental offices, etc.</i>	1per 300 square feet of gross floor area

*The building square footage is proposed to be 5,694 which requires 19 spaces. The request is for 13 spaces which will include the required ADA parking. Please note the attached memo from the applicant states 15 parking spaces but after reviewing ADA requirements for parking, site will fit 13 spaces.*

[https://library.municode.com/tx/port\\_lavaca/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_C\\_H48TRVE\\_ARTIIPASTST\\_DIV3OREPALO\\_SDIIOREPA](https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_C_H48TRVE_ARTIIPASTST_DIV3OREPALO_SDIIOREPA)

**Department Comments:**

**Engineering:** No Comments

**Fire:** The “No Parking” access aisle moved to front of doorway for emergency access and egress.

**Public Works:** No Comment

**Development Services:** No Comment

**Planning Board Recommendation:** APPROVAL of the Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107.

**Staff Recommendation:** APPROVAL of the Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107.

Attachments:

- G&W Variance request memo
- CAD PIN 17318